

**TESTIMONY IN SUPPORT OF RAISED BILL No. 7011 - AN ACT CONCERNING
AUTHORITY OF ANIMAL CONTROL OFFICERS
IN COMMON INTEREST COMMUNITIES**

March 20, 2015

Good afternoon Senator Kennedy, Representative Albis, Senator Moore, Representative Arconti, Senator Chapin, Representative Shaban and members of the Environment Committee. Thank you for the opportunity to provide testimony on behalf of Imagineers, LLC (“Imagineers”).

I am Karl Kuegler, Jr. of Imagineers, LLC where I serve as the Director of Property Management for our common interest community management division. From our offices located in Hartford and Seymour, we serve about 200 Connecticut common interest communities comprising about 18,000 homes. Imagineers is registered with the Department of Consumer Protection as a Community Association Manager holding registration number 0001 and has been serving Connecticut common interest communities for 34 years. I have over 25 years of experience in common interest community management and hold a Certified Manager of Community Associations and a Association Management Specialist designations from the National Board of Certification for Community Association Managers. Imagineers is a member of the Connecticut Chapter of Community Associations Institute. I serve on the organization’s Legislative Action Committee as its vice chair and chair the organization’s annual state educational conference.

Common Interest communities in our state, which comprise condominiums, planned unit developments and cooperatives, currently lack the help and resources of their local animal control officers. Routinely, residents of these communities are advised that their local animal control officer is unable to respond to issues of public safety involving pets because the pet is within a common interest community. Although common interest communities have both their governing documents and state statutes to assist the association in seeking compliance with rules pertaining to pets, these avenues of enforcement involve a lengthy process that can take weeks if not months. They lack the immediate remedy that an animal control officer can institute when responding to a situation involving a pet owned by a resident that is adversely impacting the safety of other residents or guests of the community. For an association to enforce its rules, it either sends a rules infraction letter and or schedules a hearing. Statute requires that a 10 day notice be provided both by certified mail and regular mail in order for the hearing to be held. Even then, the fact that an enforcement letter was sent or hearing held does not guarantee that compliance with the rules. Associations have had to resort to assessing fines or seeking judicial intervention. As you can see, the tools available to the board have little impact on getting immediate action to address matter of public safety involving an animal. Situations also arise with animals that do not belong to a resident of the property being found roaming or creating an unsafe situation on the property. Common interest communities need to be able to rely on the assistance of their local animal control officer to remedy these situations as well.

For the reasons stated above, we are in support of Raised Bill No. 7011 - An Act Concerning Authority Of Animal Control Officers In Common Interest Communities.